



Charlton 27



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Live a little greener . . .
Live a little larger . . .

Breathe
a whole lot
better!





Be in a better place

where children will giggle with delight as they play,
where their parents can relax, knowing they are safe...
...where the whole family can grow closer together.





Be connected with everything

Numerous public parks and natural spaces are located within walking or cycling distance of the development. Amazingly, Charlton 27 is also conveniently located in between the Serangoon Interchange and Kovan MRT Station. Within walking distance are NEX regional centre, the Heartland Mall, and good schools such as Holy Innocents, Paya Lebar Methodist, and Rosyth School. The Upper Serangoon area has been transformed in recent years by improvements in the transport infrastructure and high quality new developments, bringing all the amenities of the city to easy reach.





Indulge in our unique heritage

The Upper Serangoon Heritage Trail, encompassing the neighbourhood shops at Lim Tua Tow Road, the Hougang Dou Mu Temple (now a gazette national monument), and community of Catholic churches and schools, traces Upper Serangoon's rich history. This distinctive neighbourhood is being increasingly being hailed as a highly attractive alternative to Serangoon Gardens and Holland Village. Our elevated site within this unique enclave gives you easy access to this remarkable neighbourhood, close to the main road, and yet not too noisy!





Our spacious common area allows for a generous landscaped areas, a 50 metre lap pool, full size gymnasium, and outdoor fitness area. Ground floor decks with direct access to the pool, and private roof-top terraces give you a choice when it comes to relaxing and entertaining.

Enjoy a healthier lifestyle





*Providing comfortable spaces
for individuals as well as open
and conducive environments
for gathering and family bonding.*

People-centric Design

Our design philosophy emphasizes you, the occupant.

*The basis of the design of Charlton 27 is to give the occupants
the freedom to dwell within a spacious house with a wide diversity
of internal spaces and environments while providing spatial
connectivity between rooms.*

Giving the freedom of space while maintaining a sense of togetherness.

*Family members
can enjoy a
sense of privacy
while still being
connected to
the others.
The Family
Lounge forms
the heart of
the house and
is visually
linked to all
surrounding
spaces.*





Lightweight screens on the external facades mediate the harshness of the direct sun.

These screens are angled to increase privacy from on-looking houses while maximizing the views to the 50m swimming pool and richly planted external environment.



The grounds and facilities are designed with an emphasis on healthy living and recreation within a rich garden environment.



Indoor and outdoor exercise and leisure facilities are integrated seamlessly to create an overall feeling of wellness and balanced lifestyle.

Unique gym environment with underwater views to the vast pool and intimate garden.

Breathe a little easier



The environmentally conscious design has been awarded the prestigious Greenmark **GOLD** certification by the Building & Construction Authority of Singapore for its dedication to environmentally friendly materials, products, and spaces.

Clever design solutions
improve the indoor spatial quality
of all the room in the house.

The spatial design concept is to open up the interiors of the units by splitting the upper floor levels of the houses and to create a central atrium that allows air and light to flow through the buildings both horizontally and vertically.

Each house is fitted with two wind scoops at the roof level that draw air into the central atrium as well as allow warm air to escape.

All of the bedrooms and living spaces that surround the central atrium at each level bring in light and air into the rooms through the external windows as well as have openings into the central atrium, providing cross ventilation into every main living space of the house.

This natural form of ventilation will reduce the reliance of the house on mechanical air conditioning as well as artificial lighting and is an important feature in the Greenmark **GOLD** certification of the development.

The center of the terrace house is here a bright and airy space that gives a feeling of permeability and openness as well as allows the inhabitants to see diagonally through the house and beyond to the lushly landscaped external.







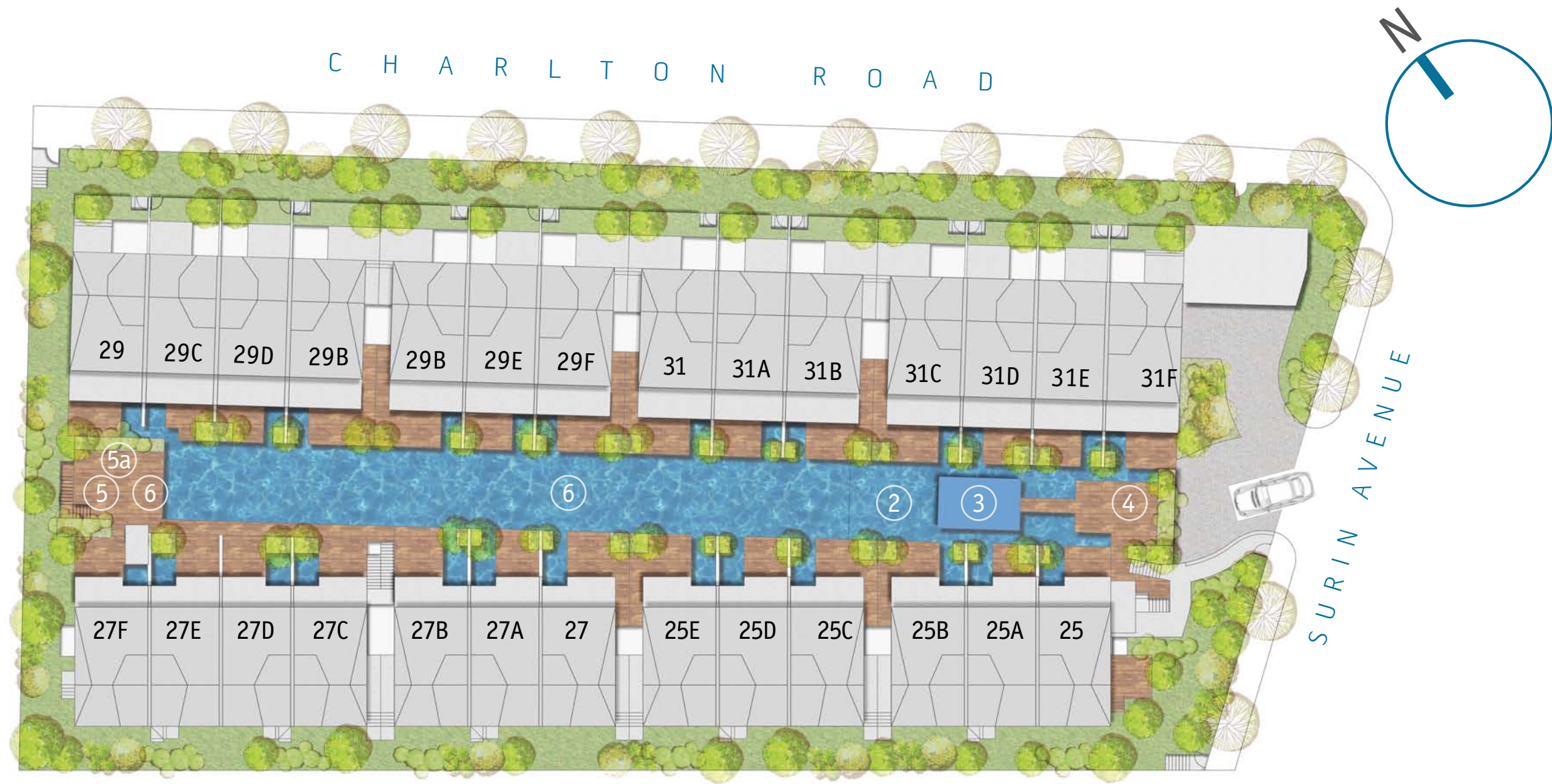
An investment for the future

The freehold status of the land means that buyers will be investing for their children's futures, as well as their own.

In land scarce Singapore, land values can only appreciate over the long term.

As our population approaches 6.9 million, landed properties will be increasingly rare, and will be treasured by locals, and coveted by foreigners.





Charlton 27

- 1 50M SWIMMING POOL
- 2 CHILDREN POOL
- 3 PLAYGROUND
- 4 BBQ AREA
- 5 OUTDOOR FITNESS CORNER
- 5a GYM (below outdoor fitness corner & pool deck)
- 6 POOL DECK



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1. FOUNDATION

Reinforced concrete footing to engineer’s design

2. SUPERSTRUCTURE

Reinforced concrete structural elements to engineer’s design

3. WALLS

- (a) External walls: concrete and/ or brick walls
- (b) Internal walls: concrete and/or brick wall and/or concrete blocks and/or dry walls

4. ROOF

Reinforced concrete roof with appropriate waterproofing and insulation system

5. CEILING

- (a) Living, dining, pantry, bedrooms, entrance hall, household shelter (HS), utility room, and other areas: plaster suspended ceiling board and/or skim coating
- (b) Wet kitchen and bathrooms: moisture resistant ceiling board

6. FINISHES

- (a) 1. WALL – INTERNAL
 - (i) Living, dining, pantry, bedrooms, entrance hall, household shelter (HS), utility room and other areas: plastering and/or skim coating with emulsion paint
 - (ii) Powder rooms: marble and/or compressed marble and/or homogeneous tiles and/or ceramic tiles and/or mosaic tiles laid up to false ceiling heights and/or underside of RC soffit
 - (iii) Bath 2, 3, 4, Guest Bath, W.C, Wet Kitchen: homogeneous tiles and/or ceramic tiles laid up to false ceiling heights and/or underside of RC soffit (exposed area only)
 - (iv) Master Bath, Junior Master Bath: marble and/or compressed marble and/or reconstituted stone and/or granite laid up to false ceiling heights and/or underside of RC soffit (exposed area only)
 - (v) Gymnasium: plastering and/or skim coating with emulsion paint and/or mirror on wall

2. WALL – EXTERNAL

Emulsion paint and/or textured coating finish rendered with emulsion paint

(b) 1. FLOOR – INTERNAL

- (i) Basement entrance foyer, basement staircase leading to 1st storey: homogenous tiles and/or ceramic tiles and/or compressed marble
- (ii) Living, dining and pantry: marble and/or compressed marble and/or reconstituted stone and/or granite
- (iii) Master bath, Junior Master Bath, powder room, guest bath, bath 2, 3 and 4: granite and/or marble and/or compressed marble and/or homogenous tiles and/or ceramic tiles
- (iv) Master bedroom, walk-in wardrobe, bedroom 2, 3 & 4, guest room, family lounge, staircase from 1st-Attic Storey, 2nd, 3rd & attic storey corridors: timber flooring
- (v) HS, W.C, laundry room, courtyard, wet kitchen: homogeneous tiles and/or ceramic tiles
- (vi) Utility room and lift flooring: vinyl flooring
- (vii) Gymnasium: EPDM rubber flooring

6. FINISHES – cont’d

2. FLOOR – EXTERNAL

- (i) PES, Roof Terrace, Pool Deck, Courtyard, Carpark: turfing and/or homogeneous tiles and/or ceramic tiles and/or timber decking
- (ii) Air-con ledge: cement and sand screed
- (iii) Swimming pool, Jacuzzi and water feature: mosaic tiles
- (iv) Footpath, BBQ area: timber decking and/or homogenous tiles and/or ceramic tiles
- (v) Children’s playground, Outdoor fitness corner: EPDM rubber flooring

NOTES:

MARBLE, GRANITE AND LIMESTONE

Marble, granite & limestone are natural stone materials containing veins with tonality differences. There will be color & marking caused by their complex mineral composition and incorporated in impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided.

TIMBER

Timber is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation.

7. WINDOW AND SCREEN

- (a) Aluminum framed glass windows with or without aluminum screens

NOTES:

All aluminum screens shall be powder coated finish
All aluminum frames shall be powder coated finish
All glazing shall be clear and/or tinted and/or frosted

8. DOOR

- (a) Basement entrance hall: solid timber door
- (b) Master bedroom, all bedrooms, guest room, powder room, bath 2, 3, 4, master bath, junior master bath, wet kitchen: hollow core timber swing and/or sliding pocket doors
- (c) Living room, guest room to courtyard, bedroom 3 & bedroom 4 to roof terrace: aluminum framed glass sliding and/or swing doors
- (d) Utility room, W.C: plastic bi-fold door
- (e) HS: airtight light steel protective door as approved by authorities

9. SANITARY FITTINGS

- (a) MASTER BATH
 - 1 marble or granite vanity top with basin & mixer tap
 - 1 mirror
 - 1 water closet
 - 1 toilet paper holder
 - 1 frameless tempered glass shower cubicle with shower mixer
 - 1 bathtub with shower mixer
- (b) JUNIOR MASTER BATH
 - 1 marble or reconstituted stone or granite vanity top with basin and mixer tap
 - 1 mirror
 - 1 water closet
 - 1 toilet paper holder
 - 1 frameless tempered glass shower cubicle with shower mixer
 - 1 bathtub with shower mixer

9. SANITARY FITTINGS – cont’d

(c) BATH 2, BATH 3 & BATH 4 (if applicable)

- 1 marble or reconstituted stone or granite vanity top with basin and mixer tap
- 1 mirror
- 1 water closet
- 1 toilet paper holder
- 1 frameless tempered glass shower cubicle with shower mixer

(d) POWDER ROOM

- 1 marble and/or reconstituted stone and/or granite vanity top with basin and mixer tap
- 1 mirror
- 1 water closet
- 1 toilet paper holder

(e) W.C

- 1 water closet
- 1 basin with 1 tap
- 1 toilet paper holder
- 1 shower set

(f) W.C AT BASEMENT CARPARK (FOR COMMON USE)

- 1 water closet
- 1 basin with 1 tap
- 1 toilet paper holder

10. ELECTRICAL INSTALLATION

- (i) Concealed electrical wiring in conduits below false ceiling level and in Household Shelter(HS). Electrical wiring behind ceiling/wall boards shall be in exposed conduits or trunking
- (ii) Refer to electrical schedule for detail

11. TV/TELEPHONE

All concealed wiring: SCV TV point is provided. Refer to electrical schedule for details

12. LIGHTNING PROTECTION

In compliance with Singapore Standard SS555:2010

13. WATERPROOFING

Waterproofing to floors of basement, kitchens bathrooms, W.C, laundry, courtyard, roof terrace, A/C ledge, swimming pool, jacuzzi, water feature & R.C flat roof

14. PAINTING

Emulsion paint and/or textured coating finish to designated areas

15. DRIVEWAY AND CARPARK

Cement screeding with interlocking RC Pavers to driveway and cement screeding with floor hardened to carpark

16. MAIN GATE AND SIDE GATE

- (i) Car: car barrier system
- (ii) Pedestrian: common gate with card operated access as per Architect’s design

17. FENCING/RC RETAINING WALL

Plastered brick and/or reinforced concrete retaining wall with emulsion paint and/or textured coating finish render with emulsion paint. Galvanised steel fencing with polyurethane based paint finish. Final height and design of RC retaining wall, boundary wall/fencing shall depend on site conditions and constraints

18. TURFING

Landscaping provided to main areas, grass to perimeter areas

19. ADDITIONAL ITEMS

(a) KITCHEN CABINETS/ APPLIANCES

- (i) High and low level kitchen cabinets provided complete with reconstituted stone worktop for Pantry
- (ii) High and low level kitchen cabinets provided complete with solid surface worktop with single bowl sink with single lever sink mixer tap, cooker hob, cooker hood and oven for the Wet Kitchen.

(b) AIR-CONDITIONING SYSTEM

Air-conditioning system shall be provided to living/ dining, master bedroom, junior master bedroom and all the other bedrooms, guest room

(c) WARDROBES TO ALL BEDROOMS EXCEPT GUEST ROOM AND UTILITY ROOM

(d) HOT WATER SUPPLY TO ALL BATHROOMS EXCEPT POWDER ROOM AND W.C

(e) PRIVATE JACUZZI (EXCEPT FOR UNITS TYPE A1, B5 & C1 WHICH WILL HAVE WATER FEATURE)

(f) PRIVATE LIFT (EXCEPT FOR UNIT TYPE D1)

(g) AUDIO INTERCOM FOR ALL UNITS

(h) ENERGY EFFICIENT FRIDGE AND WASHER/DRYER

20. RECREATIONAL FACILITIES

- (a) Swimming Pool
- (b) Children’s Pool
- (c) Gymnasium
- (d) Steam Room
- (e) BBQ pit
- (f) Children’s Playground
- (g) Outdoor Fitness Corner

NOTES:

CABLEVISION

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant authorities. The Vendor is not responsible to make arrangements with SCV for the Service connection for subscription for SCV subscription channels.

WARRANTIES

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such as warranties at the time when possession of the unit is delivered to the Purchaser.

LAYOUT/LOCATION OF KITCHEN CABINETS & FAN COIL UNITS are subjected to Architect’s sole discretion and final design.

Live a little larger!



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SPECIFICATIONS

DEVELOPER : SURINDIPITY PTE LTD TENURE OF LAND : FREEHOLD
EXPECTED DATE OF TOP : 31 MARCH 2016 EXPECTED DATE OF LEGAL COMPLETION : 31 MARCH 2019
LOT NO: MK22 LOT 3796A & 3797K DEVELOPER'S LICENSE NO.: C1013
BUILDING PLAN NO.: A1678-08018-2012-BP01 (approved 26/02/2013)
PLANNING APPROVAL NO.: ES20120423R0184 / ES20130118R0205